



CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 18, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ SCOTT ROGERS, Place 1
☐ THOMAS BALESTIERE, Place 2
☐ MICHAEL DION, Place 3

☐ NICHOLAS KAUFFMAN, Place 5, Chair
☐ LORENA ECHEVERRIA de Misi,
Place 7, Vice Chair

☐ JON LUX, Place 4
☐ HOLLY HOGUE, Place 6,
Secretary

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES: Approve Minutes from the Regular Meeting of August 21, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)

5. CONSENT AGENDA:

A. STATUTORY DISAPPROVAL:

(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)

1. Abrantes (PP-12-005)
61.62 acres, 1 commercial lot, 91 single family lots
Located at the southern terminus of Arrow Point Drive
Owner: Bob Tesch, Tesch & Associates
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
2. Parkwest Estates Section 1 (FP-12-010)
16.38 acres, 44 single family lots
Located on the north side of Park Street just west of Parkway Subdivision
Owner: RH of Texas Limited Partnership
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

3. Breakaway Park Section 7, Replat of Lot 1 (SFP-12-012)
5.74 acres, 3 commercial lots
Located at the northwest corner of Parmer Lane and Kenai Drive
Owner: Mass Project Managers and Consultants
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Reserve at Brushy Creek Section 2 (FP-12-004)
15.88 acres, 64 single family lots, 1 emergency access, public utility & drainage easement
Located near the northwest corner of Brushy Creek Road and Breakaway Road
Owner: Reserve MSCB Two, LTD.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
2. Ranch at Brushy Creek 8A (FP-12-008)
19.43 acres, 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot
Located on North Frontier Lane and Stiles Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal: Approve
3. Arbor Park (PP-12-002)
17.48 acres, 6 commercial lots
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal: Approve
4. Arbor Park (FP-12-001)
1.4 acres, 1 commercial lot
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: **NONE**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

- A. CP57, Z-12-008 (related to item 8A)
- B. 620 Self Storage, Z-12-009 (related to item 8B)
- C. Autumn Ridge, Z-12-011 (related to item 8C)
- D. Autumn Ridge, Z-12-012 (related to item 8D)

- E. Caballo Commercial, Z-12-013 (related to item 8E)
- F. Sharon Ltd, Z-12-014 (related to item 8F)
- G. Shady Oaks Project, Z-12-015 (related to item 8G)
- H. Dodds Trust, Z-12-016 (related to item 8H)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Recreation (OSR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- B. Consider a request by CWT&C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT&C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- C. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Retail (GR) to approximately 31.13 acres for property located on CR180 just north of New Hope Drive and just east of 183A. (Z-12-011)
Owner: Autumn 2007 Commercial LP
Agent: Geoff Guerrero, Carlson Brigrance and Doering
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- D. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to approximately 34 acres for property located on New Hope Drive just north of its intersection with Cottonwood Creek Trail. (Z-12-012)
Owner: Autumn 2007 Commercial LP
Agent: Geoff Guerrero, Carlson Brigrance and Doering
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Condominium (CD) and General Office (GO)
 - 1) Public Hearing

- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

- E. Consider a request by CAB-COM 32 LP to rezone approximately 22.30 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential (CD) for property located near the southwest corner of Ronald Reagan Boulevard and County Road 180. (Z-12-013)
Owner: CAB-COM 32 LP
Agent: Geoff Guerrero, Carlson Brigrance and Doering
Staff Resource Person: Amy Link
Staff proposal to P&Z: Condominium Residential-Conditional Overlay (CD-CO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- F. Consider a request by Sharon LTD to rezone approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located at 702 South Bell Boulevard. (Z-12-014)
Owner: Sharon Ltd.
Agent: Kristiana Alfsen, Pohl Partners
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- G. Consider a request by Martha and James Isbell to assign original zoning of Commercial Services (CS) for property located at 3100 Woodall Drive. (Z-12-015)
Owner: Martha and James Isbell
Agent: Vince McElhaney
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Commercial Services (CS)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- H. Consider a request by Dodds Trust to assign original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. (Z-12-016)
Owner: James Richard Dodds Trust
Agent: Susan London
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard (Related to Item 8A)
- B. Property north of 12342 RR 620 North (Related to Item 8B)

- C. Area north of New Hope Drive at Cottonwood Creek Boulevard on the west side of Lakewood Country Estates (Related to Item 8D)
- D. Southside of CR 180 just west of Ronald Reagan Boulevard (Related to Item 8E)
- E. 702 S. Bell Boulevard (Related to Item 8F)
- F. Southeast corner of West Whitestone Boulevard and Trails End and the northwest corner of West Whitestone and Power Lane (Related to Item 8H)

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Breakaway Park Section 2A, Resubdivision of Lot 5 (SFP-12-006)
3.86 acres, 1 residential lot, 1 commercial lot
Located at 2818 Kenai Drive
Owner: Bruce Fowler
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): **NONE**

12. DISCUSSION AND POSSIBLE ACTION: **NONE**

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Director and Staff Comments –
 - 1. Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas
- B. Commissioners Comments
- C. Request for Future Agenda Items

14. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

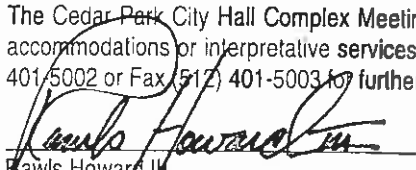
CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

SEP 12 '12 PM 1:36

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Pauls Howard II

Development Services Department

Notice Removed: _____

Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 21, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> SCOTT ROGERS, Place 1 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input checked="" type="checkbox"/> JON LUX, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input checked="" type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6, |
| <input checked="" type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Vice Chair | Secretary |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Vice Chair Kauffman called the meeting to order at 6:30 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Commissioner Balestiere was absent. Commissioner Hogue arrived at 6:35 P.M. at the beginning of Item 3. Five Commissioners were present and a quorum was declared. Vice Chair Kauffman recognized the new Commissioner, Scott Rogers in Place 1.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of July 17, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of July 17, 2012 Minutes as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* None.
5. ELECTION OF OFFICERS
 - A. Chair
NOMINATION: Commissioner Lux nominated Nicholas Kauffman as Chair. Commissioner Echeverria de Misi seconded the nomination. Commissioner Kauffman accepted the nomination. The nomination passed unanimously, 6-0 with one absent.
 - B. Vice Chair
NOMINATION: Commissioner Lux nominated Lorena Echeverria de Misi as Vice Chair. Commissioner Hogue seconded the nomination. Commissioner Echeverria de Misi accepted the nomination. The nomination passed unanimously, 6-0 with one absent.
 - C. Secretary
NOMINATION: Commissioner Lux nominated Holly Hogue as Secretary. Commissioner Echeverria de Misi seconded the nomination. Commissioner Hogue accepted the nomination. The nomination passed unanimously, 6-0 with one absent.
6. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Caballo Commercial (SFP-12-010)
31.796 acres, 1 commercial lot, 1 condominium lot and 1 drainage lot
Located near the southwest corner of County Road 180 and Ronald Reagan Boulevard

Owner: Caballo Investments
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

2. CWT&C Ltd Subdivision (SFP-12-011)
1.3 acres, 1 commercial lot
Located on the north side of FM 620, east of Blue Ridge Drive
Owner: CWT&C Ltd.
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS: NONE

MOTION: Commissioner Lux moved to recommend approval of Consent Agenda Items 6A1 through 6A2 as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.

7. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: NONE

8. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

A. CP57, Z-12-008 (related to item 8A)

Senior Planner Emily Barron advised that the applicant requested a postponement of Items 8A, 9A and 10A in order to modify their request.

MOTION: Secretary Echeverria de Misi moved to postpone items 8A, 9A, and 10A to September 18, 2012 as requested. Commissioner Lux seconded the motion. The motion passed unanimously, 6-0, with one absent.

9. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome Residential (TH) and 22 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Greenbelt (OSG)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Note: Item 9A was postponed to September 18, 2012. See Item 8A.

10. FUTURE LAND USE PLAN AMENDMENTS:

- A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard

Note: Item 10A was postponed to September 18, 2012. See Item 8A.

11. SUBDIVISIONS (ACTION AND PUBLIC HEARING):
- A. BLT Salido Subdivision, Resubdivision of Lot 1A, Block A Starfish Office Subdivision (SFP-12-005)
- 7.891 acres, 2 commercial lots
Located at 3401 El Salido Parkway
Owner: BLT Salido LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
- 1) Public Hearing
 - 2) P&Z Action

Senior Planner Amy Link made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval of Item 11A, Case SFP-12-005, as presented by Staff. Commissioner Hogue seconded the motion and the motion passed unanimously, 6-0, with one absent.

12. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): NONE.

13. DISCUSSION AND POSSIBLE ACTION: NONE

14. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council Actions Pertaining to Zoning Matters from July 26, 2012 and August 9, 2012

Chair Kauffman was not able to attend the July 26th meeting. Rawls Howard provided an update on the status of zoning cases that went to City Council. Commissioner Dion provided an update on the status of zoning cases that went to August 9th City Council meeting.

- B. Director and Staff Comments –

1. Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas

Rawls Howard requested that the Commissioners advise staff if they want to attend the 2012 Texas Chapter of the American Planning Association Conference in Fort Worth on October 3-6, 2012.

2. Insights Training

Rawls Howard advised the Commissioners that the City has a certified trainer for Insights. He requested feedback as to whether the Commissioners would like to participate in training. He proposed scheduling a Special Called meeting in November for this training. The Commissioners supported his suggestion.

3. Joint Meeting with City Council, September 6, 2012 at 7pm

Rawls Howard advised that he had met with the consultant to prepare for the Joint Meeting. He advised that the Joint Meeting will be held in the City Hall Complex, Building Three, Multi-Purpose Room.

Rawls Howard made a presentation on the Future Land Use Map update. It provided land use comparisons between 2006 and 2012.

C. Commissioners Comments.

Chair Kauffman stated that the Austin Business Journal stated that the City of Round Rock is splitting their multifamily district into three districts. He asked if the City is following this issue. Rawls Howard advised that he has met with the Round Rock Planning Director and was aware of their situation. He advised that if we hold to our basic development guidelines, we should be set in our method of handling land use. He stated that staff is working on a set of basic design guidelines for multifamily. A draft of the proposed guidelines may be ready for the October meeting.

D. Request for Future Agenda Items. None.

**E. Designate Delegate to Attend Next Council Meetings on August 23rd and September 13th
There are no zoning related items scheduled for the August 23rd and September 13th City Council meetings.**

15. ADJOURNMENT

Chair Kauffman adjourned the meeting at 7:12 p.m.

PASSED AND APPROVED THE 11TH DAY OF SEPTEMBER, 2012.

NICHOLAS KAUFFMAN, Chairman

ATTEST:

HOLLY HOGUE, Secretary

September 18,
2012
Subdivision

Planning and Zoning Commission
Abrantes

Item:#
5A1

Case Number: PP-12-005

OWNER: Bob Tesch, Tesch & Associates

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: Southern terminus of Arrowpoint Drive

COUNTY: Williamson

AREA: 61.624 acres

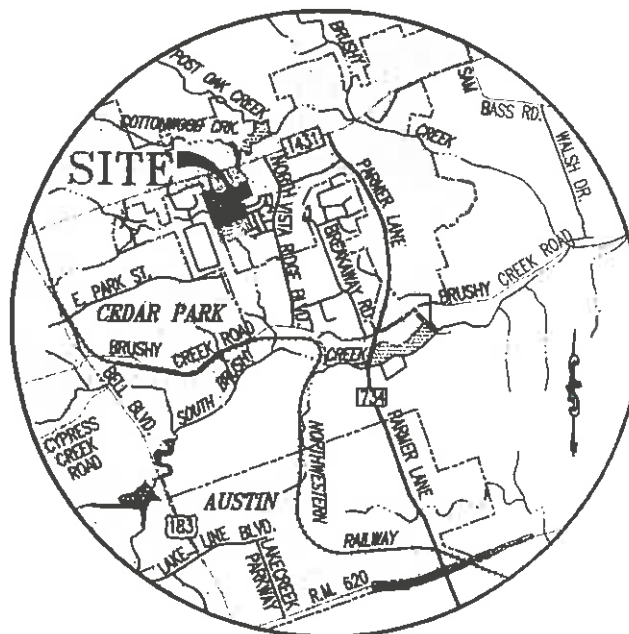
ZONING: Single Family Large Lot (SF-1) and General Office (GO)

SUBDIVISION DESCRIPTION: 91 single family lots, 1 commercial lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



LOCATION MAP

NOT TO SCALE

September 18,
2012

Subdivision

Planning and Zoning Commission

Parkwest Estates Section 1

Item:#
5A2

Case Number: FP-12-010

OWNER: RH of Texas Limited Partnership

STAFF: Emily Barron

LOCATION: Located on the north side of Park Street just west of Parkway Subdivision

COUNTY: Williamson

AREA: 16.387 acres

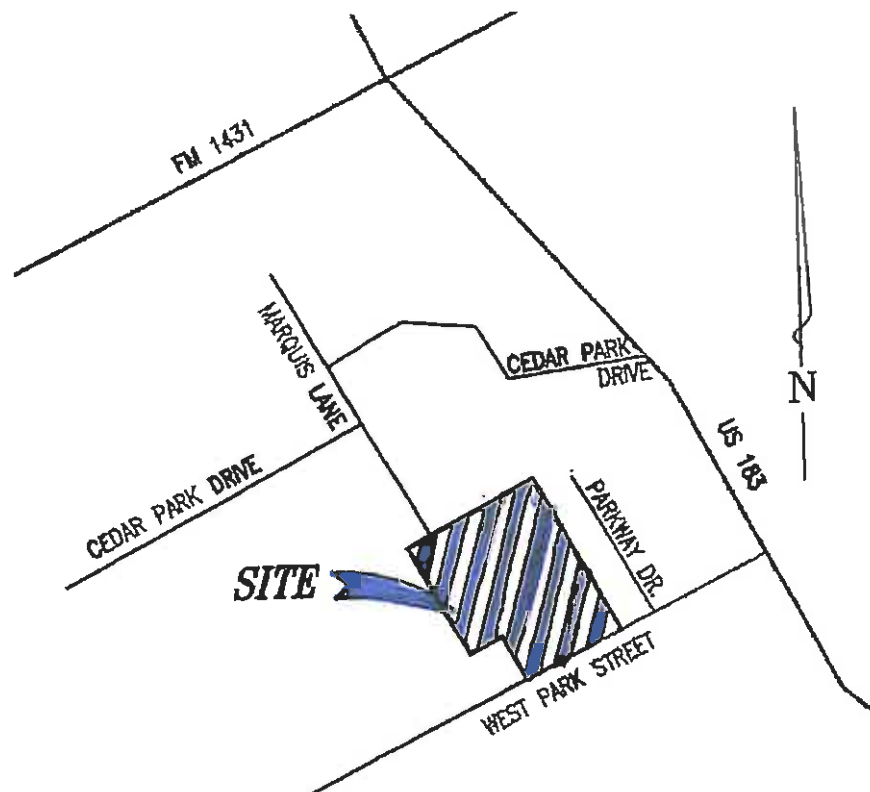
ZONING: Single Family Large Lot (SF)

SUBDIVISION DESCRIPTION: 44 single family lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



September 18, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Breakaway Park Section 7 Replat of Lot 1	5A3
Case Number: SFP-12-012		

OWNER: Mass Project Managers and Consultants

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 12201 West Parmer Lane

COUNTY: Williamson

AREA: 5.74 acres

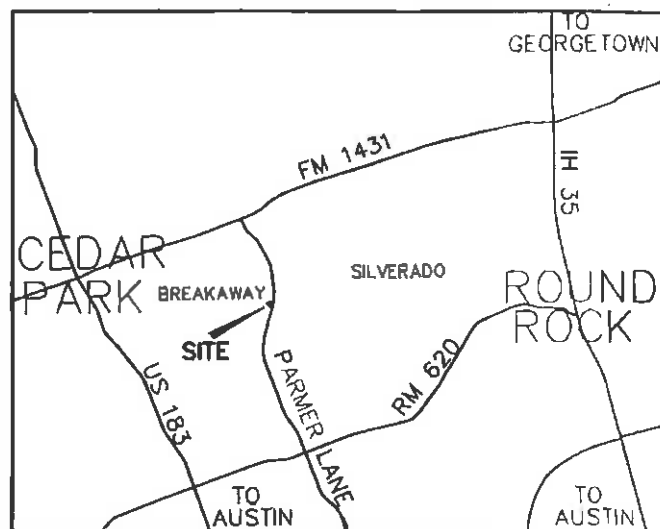
ZONING: LR and GO

SUBDIVISION DESCRIPTION: 3 commercial lots

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



LOCATION MAP
(N.T.S.)

September 18, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Reserve at Brushy Creek Section 2	5B1
Case Number: FP-12-004		

OWNER: Reserve MSCB Two, Ltd.

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: West side of Breakaway Road, north of Brushy Creek Road

COUNTY: Williamson

AREA: 15.88 acres

ZONING: Single Family Large Urban Lot – Conditional Overlay (SF-2-CO)

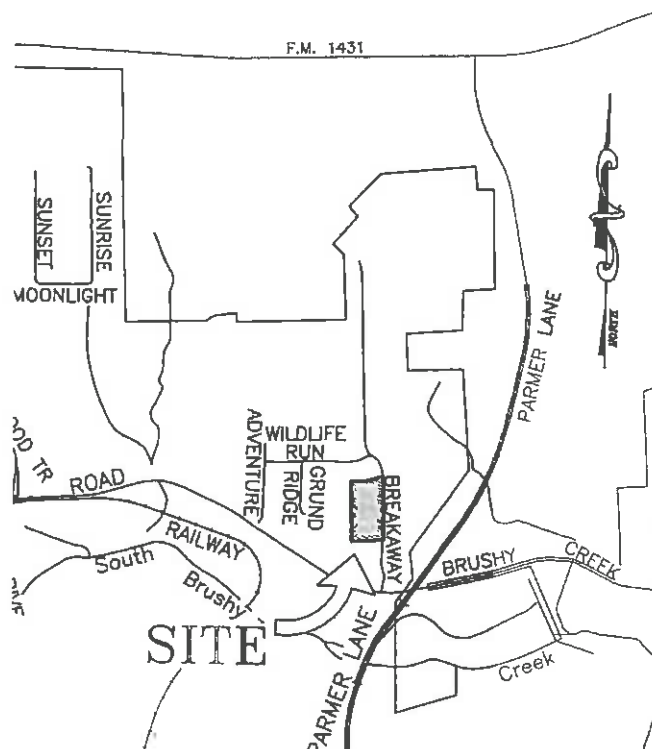
SUBDIVISION DESCRIPTION: 64 single family lots, 1 emergency access easement lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat



September 18,
2012

Subdivision

Planning and Zoning Commission

Ranch at Brushy Creek 8A

Item:#
5B2

Case Number: FP-12-008

OWNER: Standard Pacific of Texas

AGENT: Karen Wunsch

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on North Frontier Lane and Stiles Lane

COUNTY: Williamson

AREA: 19.43 acres

ZONING: SF-2

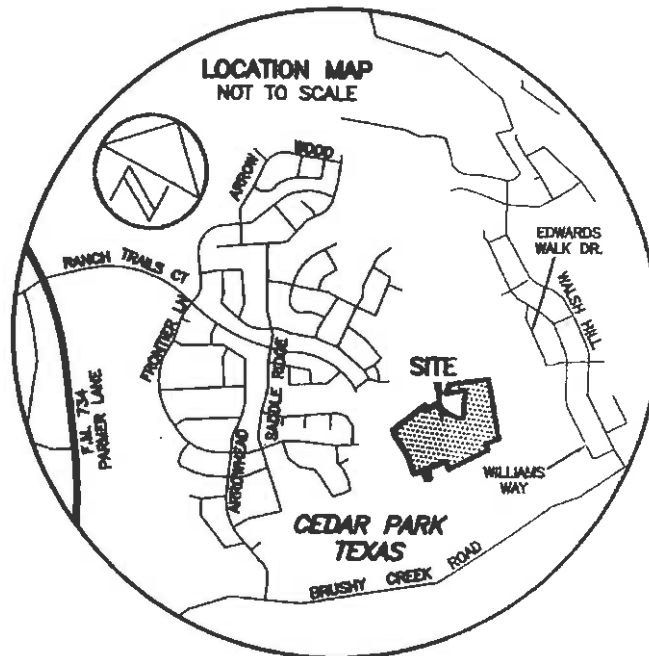
SUBDIVISION DESCRIPTION: 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



September 18,
2012

Subdivision

Planning and Zoning Commission

Arbor Park

Item:#
5B3

Case Number: PP-12-002

OWNER: F+F Capital (Neil Francois)

AGENT: Brendan McEntee

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard

COUNTY: Williamson

AREA: 17.48 acres

ZONING: GR

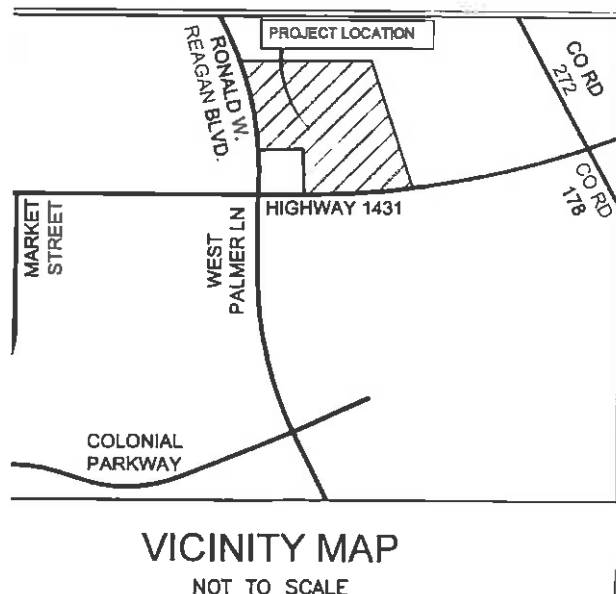
SUBDIVISION DESCRIPTION: 6 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



September 18,
2012

Subdivision

Planning and Zoning Commission

Arbor Park

Item:#
5B4

Case Number: FP-12-001

OWNER: F+F Capital (Neil Francois)

AGENT: Brendan McEntee

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard

COUNTY: Williamson

AREA: 1.4 acres

ZONING: GR

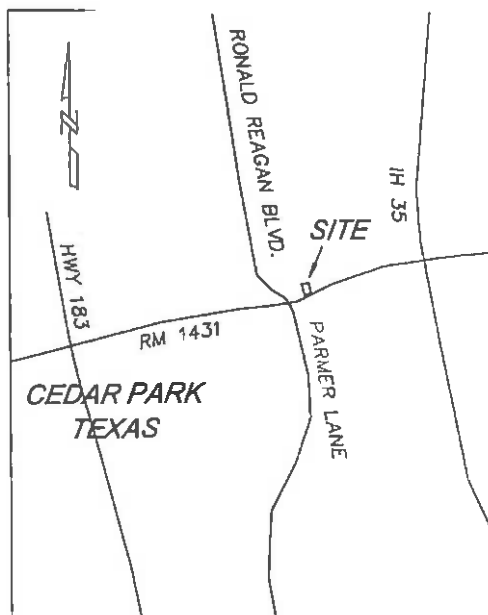
SUBDIVISION DESCRIPTION: 1 commercial lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



September 18,
2012
Zoning

Planning and Zoning Commission
CP57

Item:
7A & 8A

Case Number: Z-12-008

OWNER/APPLICANT: Bula Lewis Farms, LP

AGENT: Paul Linehan, Land Strategies

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: On the west side of Ronald Reagan Boulevard just north of E. Whitestone Boulevard

COUNTY: Williamson County

AREA: 57.67 acres

EXISTING ZONING: Development Reserve (DR) and Rural Agriculture (RA)

PROPOSED ZONING: Tracts 1 and 4 – Townhome (TH) 41.17 acres
Tract 2 – General Retail (GR) 6.59 acres
Tract 3 – Open Space Recreation (OSR) 9.91 acres

STAFF RECOMMENDATION: Tracts 1 and 4 – Townhome (TH) 41.17 acres
Tract 2 – General Retail (GR) 6.59 acres
Tract 3 – Open Space Recreation (OSR) 9.91 acres

FUTURE LAND USE PLAN EXISTING: Regional Office/Retail/Commercial and Parks and Open Space

FUTURE LAND USE PLAN PROPOSED: Regional Office/Retail/Commercial, Parks and Open Space, and Medium Density Residential

FUTURE LAND USE PLAN RECOMMENDED: Regional Office/Retail/Commercial, Parks and Open Space, and Medium Density Residential

SUMMARY OF APPLICANT'S REQUEST:

The applicant's request is to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR).

SITE AND SURROUNDING LAND USES:

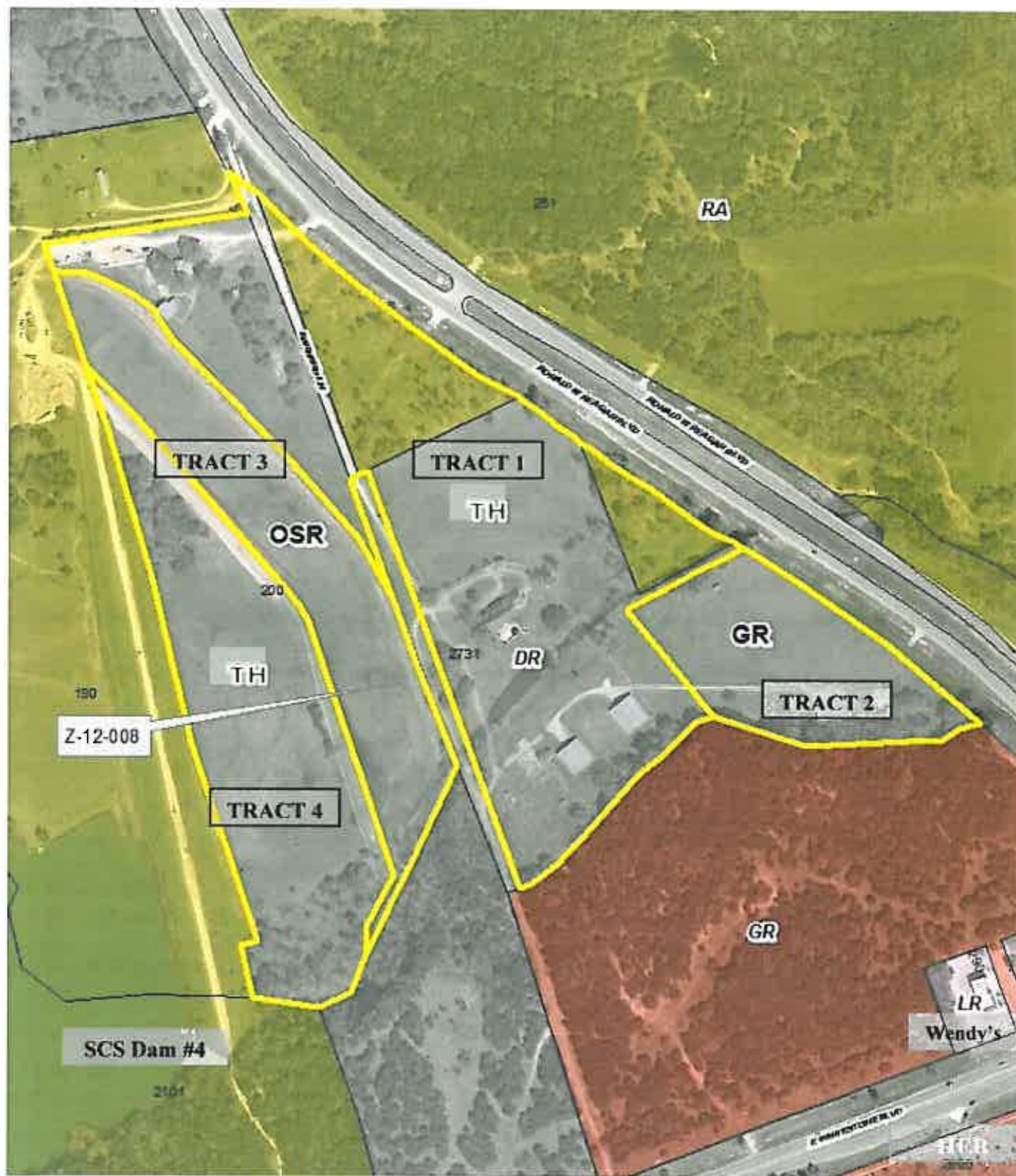
This site previously has a home and stables constructed on the property with the majority of the site being undeveloped. To the west is the SCS Dam #4, to the north is Rural Agriculture (RA) to the east is Ronald Reagan Boulevard and to the south is General Retail (GR).

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Zoning

Planning and Zoning Commission
CP57

**Item:
7A & 8A**

Case Number: Z-12-008



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Zoning

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CP57

**Item:
7A & 8A**

Case Number: Z-12-008

Site:



Case Number: Z-12-008

TRACTS 1 AND 4: The **Town Home Residential District, TH**, is established to provide for small residential lots for medium density single-family residential developments at a more compact urban scale. This district allows for a variation from traditional housing placement, permitting the construction of town homes and/or zero-lot line or garden homes. Nonresidential uses permitted in this district are considered to be compatible with single-family residences that act to preserve the value, and integrity of the residential neighborhood.

Permitted uses in TH:

Garden homes (zero-lot line homes)
Town homes, residential use
Parks, playgrounds (owned and/or operated by the City or other governmental agency)
Places of worship
Public buildings, uses

Real estate sales office (during the development of residential subdivisions, to be terminated upon ninety (90) percent build out of the subdivision.)
Temporary buildings
Utility services, general
Accessory structures
Customary home occupations

TRACT 2: The **General Retail District, GR**, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

Permitted uses in GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores
Bakery retail
Banks (with or without drive-through facilities)
Bar Cocktail Lounge

Bed and Breakfast
Car washes; all types
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store
Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental sales
service and/or repair

Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store
Gasoline service stations general
Gasoline service stations limited
Golf amusement
Hardware stores
Home improvement center (with portable building sales as an accessory use only)
Hotel extended stay
Hotel

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Indoor sports and recreation
Instant print copy services
Landscape nursery and supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals sales
Non-Emergency Medical Transport Service
Non-Emergency Medical Transport Service (Conditional)
Nonprofit seasonal fundraisers
Office/showrooms
Office/warehouse

Personal Improvement Services
Personal improvement services general
Personal Improvement Services Limited
Personal services general
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound and video recordings
Research and development activities (as it pertains to software only)
Restaurant general
Retail gift store

Retail stores
Software development
Software sales computer hardware sales
Special events
Studios/art studio dance music drama gymnastics photography interior design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless telecommunications facilities

TRACT 3: The Open Space Recreation District, OSR, is established to implement the goals of the Comprehensive Plan to develop and implement a system of parks and recreational opportunities throughout the community that responds to the broad variety of recreational needs of the different age groups and interests of people residing in all areas of the City.

Permitted uses in OSR:

Outdoor sports and recreation
Public restrooms, storage facilities, (as part of the principal building and/or in separate buildings as accessory uses to the principal permitted use only)
Retention, detention and water quality ponds

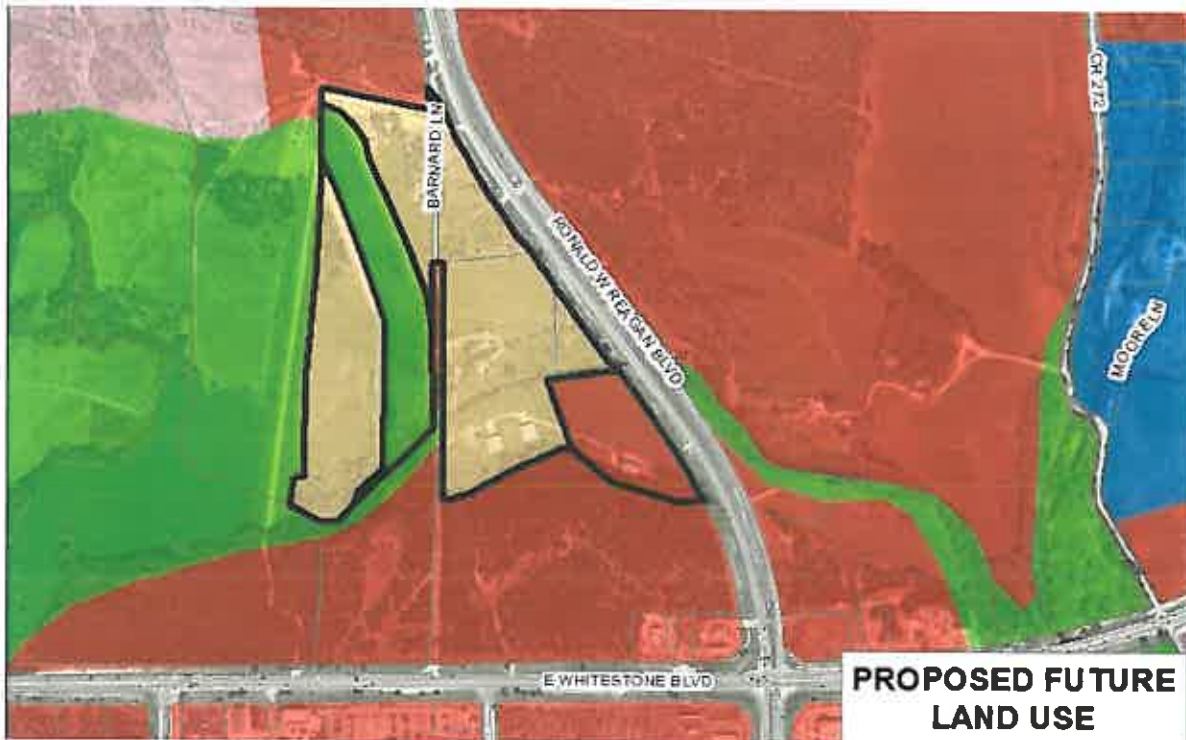
Temporary buildings
Accessory structures
Parks, playgrounds, community buildings, recreation centers and other public recreational facilities and activities

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial, with compatible zoning districts of General Office (GO), General Retail (GR) and Mixed Use (MU) and Parks and Open Space with compatible zoning districts of Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

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The applicant's request is in compliance with the Future Land Use Plan with the exceptions of the areas requested for medium density residential (Tracts 1 and 4) where Medium Density Residential is being requested (See item 9A).



The request for **TH** is in compliance with these goals of the Comprehensive Plan:

- 4.1.3 Housing Goals – 1) Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years 2) Provide new housing opportunities for current and future residents of Cedar Park.

The request for **GR** is compliant with the following goals of the Comprehensive Plan:

- 4.1.6 Economic Development Goals – 1) Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services; 2) Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment which supports existing businesses. 3) Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

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The request for **OSR** is in compliance with these goals of the Comprehensive Plan:

- 4.1.4 Parks and Open Space Goals – 1) Establish a viable park, recreation and open space system for the City where residents and visitors can enjoy the natural beauty of the Hill Country 2) Develop a system of parks and open spaces that address the needs of the residents of Cedar Park as well as draw visitors and businesses to Cedar Park

SITE INFORMATION:

Corridor Overlay:

Ronald Reagan Boulevard is a corridor roadway.

Transportation:

Ronald Reagan Boulevard is classified as an arterial roadway.

Subdivision:

A subdivision of this property will be required.

Setback Requirements:

	OSR	TH	GR
Front Setback	25'	Varies	25'
Side Setback	12'	Varies	12'
Rear Setback	10'	Varies	5'

Architectural Requirements:

This site is subject to recently adopted masonry ordinance standards.

Leander Independent School District (LISD):

LISD has reviewed the residential requested and stated that a residential component of this size and at this location was accounted for in their future growth.

STAFF ANALYSIS:

Tracts 1 and 4: Townhome (TH)

The applicant's request for TH is not consistent with the Future Land Use Plan however, considering the location, the request is appropriate for this site. The tract is located on the west side of Ronald Reagan Boulevard approximately ¼ mile north of the intersection of Ronald

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Reagan and East Whitestone Boulevard. The request provides for appropriate transitions around the Ronald Reagan and Whitestone Boulevard node. In addition, the provision of residential could work to support the future of the Ronald Reagan/New Hope Road commercial node in the future as well. Transitioning the land uses in this area provides the rooftops that will help support the retail at the intersection and vicinity as well as provides homes for future employment areas.

Tract 4 is located behind the spillway yet still outside of the 100year floodplain. This tract will pose some development challenges due to the requirements of a bridge over the spillway to access this tract. However, if the applicant can engineer the site to meet these challenges, the TH district in this location is feasible.

In addition, the request meets the Comprehensive Plan goal, 4.1.3, to formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park and well as to provide new housing opportunities for current and future residents of Cedar Park. Only 1.03% of the land area within Cedar Park consists of townhomes/condominiums.

Tract 2: Request for General Retail (GR)

The applicant's request to rezone the property to GR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the GR district.

Tract 3: Request for Open Space Recreation (OSR)

The applicant's request to rezone the property to OSR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the OSR district.

STAFF RECOMMENDATION:

Staff recommends the following zoning and future land use plan amendment:

Tracts 1 and 4: Townhome (TH); Medium Density Residential

Tract 2: General Retail (GR)

Tract 3: Open Space Recreation (OSR)

PUBLIC NOTICE: September 5, 2012 Cedar Park Statesman; Notices were mailed to the 7 property owners within 300' of the subject tract

PUBLIC INPUT: Staff received no inquiries at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: October 25, 2012 ~ 1ST Reading
November 6, 2012 ~ 2ND Reading

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7B & 8B
Case Number: # Z-12-009		

OWNER: CWT & C, LT

AGENT: Daniel Hart, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: North of 12342 Ranch Road 620 North

COUNTY: Williamson County

AREA: 4.09 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Industrial

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 4.09 acres located north of 12342 Ranch Road 620 North from GR to CS, with the intent of expanding the self-storage use north of the existing facility.

EXISTING SITE and SURROUNDING LAND USES:

The site is currently undeveloped and is surrounded by Shenandoah Baptist Church (ETJ) to the north, undeveloped land in the City of Austin to the east, an existing storage facility to the south, and undeveloped GR zoned property to the west.

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Planning and Zoning Commission
620 Self Storage

Item:
7B & 8B

Case Number: # Z-12-009



Z-12-009



September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7B & 8B
Case Number: # Z-12-009		

PURPOSE OF REQUESTED ZONING DISTRICT:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES in CS:

Accessory structures	Office/warehouse
Automobile repair shop	Pawn shop
Automotive paint and body shop	Permanent makeup, tattooing, body piercing
Automotive parts and accessories sales	Pest control, exterminating services
Automotive tire stores	Pool and spa sales and service
Automotive upholstery shop	Print shop
Boarding kennels	Recreational vehicle park
Communication services	Seasonal businesses
Construction sales and services	Self storage
Crematorium	Temporary buildings
Dry cleaning and/or laundry facility, on-site	Trade shop
Equipment rental	Truck stop
Food preparation	Upholstery shops, not involving
Gasoline service stations, general	manufacture
Greenhouses, commercial	Utility services, general
Indoor shooting range	Veterinary services
Indoor sports and recreation	Wireless telecommunications facilities
Office/showroom	Wrecker, impoundment

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial uses, with compatible zoning districts being General Retail (GR), General Office (GO), and Mixed Use (MU).

The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. An Industrial designation would allow zoning districts such as Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

A Future Land Use amendment is being processed concurrently with the zoning application (See agenda item 9B).

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Case Number: # Z-12-009		

SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

Ranch Road 620 North is classified as a major arterial in the vicinity of this site.

Water and Wastewater Utilities:

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

Subdivision:

The property is not subdivided.

Setback Requirements:

	Commercial Services (CS)
Front setback	25'
Side setback	12'
Rear setback	5'

Architectural Requirements:

Structures built within the CS district require 100% masonry construction.

CASE HISTORY:

Case Number	Request	P&Z Recommendation	CC Action
Z-96-019	26.90 acres from DR to GR	Recommended GR	Approved GR

STAFF COMMENTARY:

The subject site was originally zoned GR in 1996. The applicant is requesting CS with the intent of expanding the existing self storage site located south of the subject tract.

Staff does not support the applicant's request due to the following:

1. The applicant's request is not compliant with the FLUP;
2. The request does not meet the intent statement of the CS district as the district, in this context, is "not compatible with office or consumer retail sales", which is the zoning designation surrounding this tract;

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7B & 8B
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3. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues, retail growth and employment generation;
4. The existing self-storage fronting RR 620 is a nonconforming use due to the City's Corridor Overlay requirements. Staff believes that by allowing expansion to the rear of the property for a use that is non-conforming on the front can be viewed as contradictory from a policy standpoint;
5. Despite the depth of the tract from RR 620, staff feels this site could be combined with the existing self-storage site to the south if demolished and redeveloped or incorporated with the land to the east that fronts along Ridgeline Boulevard to create a larger retail development;

STAFF RECOMMENDATION:

Staff does not support the applicant's request for CS and recommends retention of the GR designation.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman June 6, 2012
 5 letter notices were sent to property owners within the 300' buffer
 On June 19, 2012, P&Z postponed the case at the applicant's request to July 17, 2012
 On July 17, 2012, P&Z postponed the case at the applicant's request to September 18, 2012

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
 (November 8, 2012) 2ND Reading

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2012
Zoning

Planning and Zoning Commission
Autumn Ridge – General Retail

**Item:
7C&8C**

Case Number: # Z-12-011

OWNER: Autumn 2007 Commercial LP

AGENT: Geoff Guerrero, Carlson Brigrance and Doering

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: CR180 just east of 183A and north of New Hope Drive

COUNTY: Williamson

AREA: 31.13 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: General Retail (GR)

STAFF RECOMMENDATION: General Retail (GR)

FUTURE LAND USE PLAN EXISTING: Regional Office/Retail/Commercial

FUTURE LAND USE PLAN PROPOSED: Regional Office/Retail/Commercial

The applicant is requesting to assign original zoning of General Retail (GR) for approximately 31.13 acres located on CR180 just east of 183A and north of New Hope Drive.

EXISTING SITE AND SURROUNDING USES:

This site is currently undeveloped and is bound by CR180 to the west, undeveloped property to the north, zoned General Retail (GR), and east, zoned Development Reserve (DR), and partially developed property, zoned GR and Local Retail (LR) and New Hope Drive to the south.

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Zoning

Planning and Zoning Commission
Autumn Ridge – General Retail

**Item:
7C&8C**

Case Number: # Z-12-011



Case Number: # Z-12-011

PURPOSE OF REQUESTED ZONING DISTRICTS:

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

Permitted uses in GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores
Bakery retail
Banks (with or without drive-through facilities)
Bar Cocktail Lounge
Bed and Breakfast
Car washes; all types
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store
Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental sales service and/or repair
Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store
Gasoline service stations general
Gasoline service stations limited
Golf amusement

Hardware stores
Home improvement center (with portable building sales as an accessory use only)
Hotel extended stay
Hotel
Indoor sports and recreation
Instant print copy services
Landscape nursery and supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals sales
Non-Emergency Medical Transport Service
Non-Emergency Medical Transport Service (Conditional)
Nonprofit seasonal fundraisers
Office/showrooms
Office/warehouse
Personal Improvement Services
Personal improvement services general
Personal Improvement Services Limited
Personal services general
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound and video recordings
Research and development activities (as it pertains to software only)
Restaurant general

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Zoning

Planning and Zoning Commission
Autumn Ridge – General Retail

Item:
7C&8C

Case Number: # Z-12-011

Retail gift store
Retail stores
Software development
Software sales computer hardware sales
Special events
Studios/art studio dance music drama
gymnastics photography interior design
Temporary buildings

Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless telecommunications facilities

FUTURE LAND USE PLAN:

The Future Land Use Map identifies this area as appropriate for Regional Office/Retail/Commercial with compatible zoning districts such as General Retail (GR), General Office, (GO), and Mixed Use (MU).

COMPREHENSIVE PLAN:

The request for GR is in compliance with these goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.

SITE INFORMATION:

Corridor Overlay:

This site is within a corridor overlay.

Transportation:

A traffic impact analysis will be required if the site exceeds 2,000 trips per day. CR180 is a dated County Road and would be required to be upgraded with any development.

The future extension of Scottsdale/Cottonwood Creek Drive will abut the property to the east. This roadway is planned to be a commercial collector roadway with 70' of right of way.

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Autumn Ridge – General Retail

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Water and Wastewater Utilities:

Water and wastewater stubs have been provided to this property for future connection to these utilities.

Subdivision:

A subdivision or legal lot determination will need to be completed prior to development.

Setback Requirements:

	GR
Front Setback	25'
Side Setback	12'
Rear Setback	25'

Architectural Requirements:

Each exterior wall area of a site will be subject to the recently adopted masonry standards of 100% masonry.

Staff Commentary:

The request by the applicant is consistent with the comprehensive plan. In addition, this request is supported by the purpose statement of the requested zoning district and the Future Land Use Plan. The future extension of Scottsdale/Cottonwood Creek will provide easier access to this property and help create a greater economic base for this area.

Staff Recommendation:

Staff recommends that 31.13 acres be zoned General Retail (GR).

PUBLIC NOTICE: September 5, 2012 Cedar Park Citizen

PUBLIC INPUT: Staff has received no public input at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: October 25, 2012 ~ Public Hearing/1ST Reading
November 8, 2012 ~ 2ND Reading

September 18,
2012
Zoning

Planning and Zoning Commission
Autumn Ridge – Condominiums

**Item:
7D&8D**

Case Number: # Z-12-012

OWNER: Autumn 2007 Commercial LP

AGENT: Geoff Guerrero, Carlson Brigance and Doering

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: New Hope Drive just east of CR180

COUNTY: Williamson

AREA: 48 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: General Office (GO) – approximately 14 acres and
Condominium (CD) – approximately 34 acres

STAFF RECOMMENDATION: General Office (GO) – approximately 14 acres and
Condominium (CD) – approximately 34 acres

FUTURE LAND USE PLAN EXISTING: Neighborhood Office/Retail/Commercial

FUTURE LAND USE PLAN PROPOSED: Neighborhood Office/Retail/Commercial and Medium
Density Residential

FUTURE LAND USE PLAN RECOMMENDED: Neighborhood Office/Retail/Commercial, and
Medium Density Residential (See item 9C)

The applicant is requesting to assign original zoning of General Office (GO) for approximately 14 acres and Condominium (CD) for approximately 34 acres located on New Hope Drive just east of CR180.

EXISTING SITE AND SURROUNDING USES:

This site is currently undeveloped and is bound by Lakewood Country Estates single family subdivision (ETJ) to the east, Development Reserve (DR) property and New Hope Drive to the south and north and west.

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Zoning

Planning and Zoning Commission
Autumn Ridge – Condominiums

**Item:
7D&8D**

Case Number: # Z-12-012



PURPOSE OF REQUESTED ZONING DISTRICTS:

The Condominium District, CD, is a medium intensity single-family residential district intended to provide the highest single-family residential density and a diversity of housing options. This district is generally inappropriate for infill zoning between single-family lots within a neighborhood development. This district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas. Open space and recreation, religious, and educational facilities are provided to maintain an orderly, convenient, and attractive residential neighborhood. The nonresidential uses permitted in this district are considered compatible with the housing options of this district so as to preserve its value, sustainability, and integrity

Permitted uses in CD:

Condominiums, residential
Parks, playgrounds, recreational
facilities owned by the municipality,
other governmental agency, or in
common under a mandatory
homeowner's association.
Places of worship
Public buildings, uses

Real estate sales offices (during the
development of a residential
subdivision, to be terminated upon
ninety (90) percent build out of the
subdivision.)
Temporary building
Utility services, general
Accessory structures
Customary home occupations

The General Office District, GO, is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located between activity nodes along arterial roadways; it can also provide for transitional land uses between neighborhoods and more intensive commercial and regional activities

Permitted uses in GO:

Ambulatory Surgery Center
Automated teller machines
Banks (with drive-through facilities as a
secondary use only)
Communication services
Convalescent Nursing Home
Day Care Center, Adult
Day Care Center, Child
Day nurseries, day care facilities
Drug Store

Dry cleaning and/or laundry, on-site
plant
Extended care facilities, nursing home
Medical or dental clinics
Medical, surgical, and dental supply
houses
Parking lots, driveways, on-site or off-
site
Personal services, general
Personal improvement services, limited

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Planning and Zoning Commission
Autumn Ridge – Condominiums

**Item:
7D&8D**

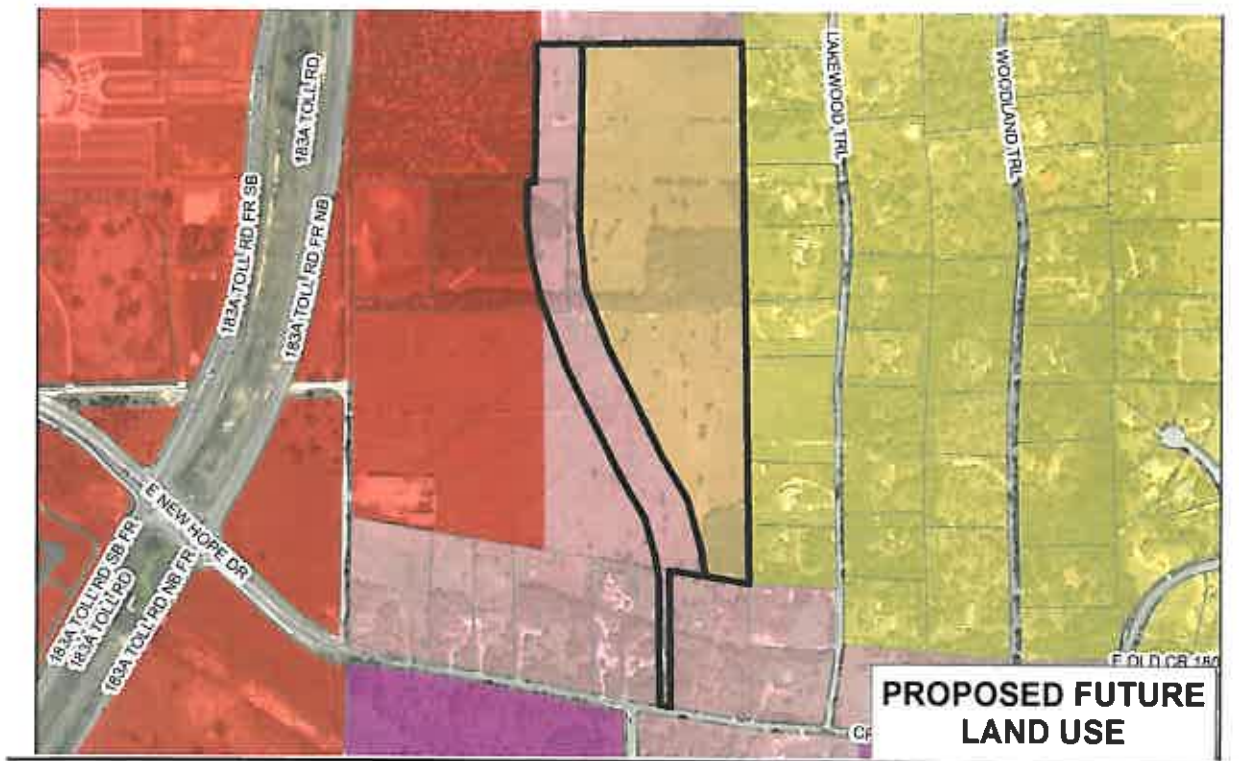
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Retail gift store
Restaurant, limited
Vocational or trade school
College and University

Secondary uses permitted with
convalescent nursing homes or
extended care facilities

FUTURE LAND USE PLAN:

The Future Land Use Map identifies this area as appropriate for Neighborhood Office/Retail/Commercial with compatible zoning districts such as Local Retail (LR), General Office, (GO), Transitional Office (TO), Transitional Commercial (TC) and Mixed Use (MU). The applicant's request is partially in compliance with the Future Land Use Plan. The requested CD area is the exception and requires a medium density residential category. See item 9C



COMPREHENSIVE PLAN:

The request for GO is in compliance with the following goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.

Case Number: # Z-12-012

- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.

The request for CD is in compliance with the following Comprehensive Plan goals:

- 4.1.3 Housing Goals – 1) Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years 2) Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

The portion of this site that abuts New Hope Drive is within a corridor overlay.

Transportation:

A traffic impact analysis will be required if the site exceeds 2,000 trips per day.

The future extension of Scottsdale/Cottonwood Creek Drive will abut the property to the west. This roadway is planned to be a commercial collector roadway with 70' of right of way.

Water and Wastewater Utilities:

Water and wastewater stubs have been provided to this property for future connection to these utilities.

Subdivision:

A subdivision or legal lot determination will need to be completed prior to development.

Setback Requirements:

	GO	CD
Front Setback	25'	25'
Side Setback	12'	10'
Rear Setback	5'	20'

Architectural Requirements:

Each exterior wall area of a site will be subject to the recently adopted masonry standards of 100% masonry within the GO district and 75% masonry within the TH district.

Leander Independent School District (LISD):

LISD has reviewed the residential requested and stated that a residential component of this size and at this location was accounted for in their future growth.

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Zoning

Planning and Zoning Commission
Autumn Ridge – Condominiums

**Item:
7D&8D**

Case Number: # Z-12-012

STAFF COMMENTARY:

The request by the applicant is consistent with the comprehensive plan. In addition, this request is supported by the purpose statement of the requested zoning districts. The GO request is consistent with the Future Land Use Plan (FLUP) however the request for CD is not. Considering the disconnect between the CD district and the FLUP an amendment to reflect this area as medium density residential has been requested.

The CD zoning request would provide a compatible use adjacent to the single family located in Lakewood Country Estates. In addition, staff believes the GO request provides a good transition between the requested GR to the west, GO along the future Scottsdale Crossing, and to the CD request on the east. Staff also believes the rooftops provided by the CD will help to support the office and retail in the area. The GO and the CD requests provide a good mix of uses in this otherwise dominant retail area and will provide support for the growth of these types of uses in the future.

STAFF RECOMMENDATION:

Staff recommends the applicants request to assign original zoning of GO to approximately 14 acres and CD to approximately 24 acres.

PUBLIC NOTICE: September 5, 2012 Cedar Park Citizen

PUBLIC INPUT: Staff has received no public input at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: October 25, 2012 ~ Public Hearing/1ST Reading
November 8, 2012 ~ 2ND Reading

September 18,
2012
Zoning

Planning and Zoning Commission
CAB-COM 32 LP

Item:
7E & 8E

Case Number: # Z-12-013

OWNER: CAB-COM 32 LP

AGENT: Geoff Guerrero, Carlson Brigrance and Doering

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Near the southwest corner of Ronald Reagan Boulevard and CR 180

COUNTY: Williamson

AREA: 22.302 acres

EXISTING ZONING: General Retail (GR) and Local Retail (LR)

PROPOSED ZONING: Condominium Residential (CD)

STAFF RECOMMENDATION: Condominium Residential-Conditional Overlay (CD-CO)

EXISTING FUTURE LAND USE DESIGNATION: Neighborhood Office/Retail/Commercial and Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 22.302 acres located near the southwest corner of Ronald Reagan Boulevard and County Road 180 from GR and LR to CD.

EXISTING SITE:

The site is currently developed as a single family residence.



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2012
Zoning

Planning and Zoning Commission
CAB-COM 32 LP

Item:
7E & 8E

Case Number: # Z-12-013

SURROUNDING USES:

The property is surrounded by County Road 180 to the north, GR zoned property to the east, undeveloped Development Reserve (DR) zoned property to the south and single family residentially developed property to the west. The property west of the tract and directly north of CR 180 is located in the city's extra-territorial jurisdiction (ETJ).



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2012
Zoning

Planning and Zoning Commission
CAB-COM 32 LP

Item:
7E & 8E

Case Number: # Z-12-013

PURPOSE OF REQUESTED ZONING DISTRICT:

The Condominium District, CD, is a medium intensity single-family residential district intended to provide the highest single-family residential density and a diversity of housing options. This district is generally inappropriate for infill zoning between single-family lots within a neighborhood development. This district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas. Open space and recreation, religious, and educational facilities are provided to maintain an orderly, convenient, and attractive residential neighborhood. The nonresidential uses permitted in this district are considered compatible with the housing options of this district so as to preserve its value, sustainability, and integrity.

The purpose of a Conditional Overlay Combining District (CO) is to modify use and site development regulations to address the specific circumstances presented by a site. The Conditional Overlay Combining District may be used to promote compatibility between competing and potentially incompatible land uses (ex. prohibit a permitted use in the base district); ease the transition from one base district to another (ex. requiring additional buffers); address land uses or sites with special requirements (ex. prohibit access to a specific roadway from a site); and guide development in unique circumstances (ex. increase the minimum lot size).

PERMITTED USES IN CD:

Accessory structures,
Condominiums, residential
Customary home occupations
Parks, playgrounds, recreational facilities owned by the municipality, other governmental agency, or in common under a mandatory homeowner's association.
Places of worship
Public buildings, uses
Real estate sales offices
Temporary building
Utility services, general

FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Neighborhood Office/Retail/Commercial and Regional Office/Retail/Commercial uses. A list of compatible zoning districts for each designation is provided below.

Neighborhood Office/Retail/Commercial	Transitional Office (TO), Transitional Commercial (TC), General Office (GO), Local Retail (LR) and Mixed Use (MU)
Regional Office/Retail/Commercial	General Retail (GR), General Office (GO), and Mixed Use (MU)

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> CAB-COM 32 LP	Item: 7E & 8E
Case Number: # Z-12-013		

The applicant's request for CD zoning would be compatible with a Medium Density Residential designation, which allows such zoning districts as Duplex Residential (DP), Townhome Residential (TH) and CD.

A Future Land Use amendment is being processed concurrently with the zoning application (See agenda item 9D).

COMPREHENSIVE PLAN:

Although not consistent with the FLUP, the applicant's request does support the following housing goals of the Comprehensive Plan:

4.1.3 Housing Goals:

- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years.
- Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

This tract is partially located within the Corridor Overlay.

Transportation:

Ronald Reagan Boulevard is classified as a 4 lane divided major arterial east of the tract. In 2010, the traffic count north of Whitestone Boulevard was 13,086 vehicles per day.

Water and Wastewater Utilities:

Extension of water and wastewater utilities will be required in order to develop this tract.

Subdivision:

The property is not subdivided.

Setback Requirements:

	Condominium Residential (CD)
Front Setback	25'
Side Setback	10'
Rear Setback	20'

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> CAB-COM 32 LP	Item: 7E & 8E
Case Number: # Z-12-013		

Architectural Requirements:

All building exteriors within the CD district are required to be constructed of 75% masonry material, excluding doors and windows.

Leander Independent School District:

The Leander Independent School District has reviewed this rezoning request and has stated the District is able to accommodate the additional students anticipated by this development with existing facilities.

STAFF COMMENTARY:

The subject tract was originally zoned GR and LR in 2006. Since that time, the property has remained undeveloped. The applicant is now requesting to rezone the property to CD.

The purpose statement of the CD district states that the "district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas." The subject tract is situated between GR zoned property along Ronald Reagan Boulevard and large lot single family developed property to the north and west. The proposed CD zoning would provide a compatible transition from the low density residential area to the more intense retail zoning along Ronald Reagan. In addition, primary site access would be provided to Ronald Reagan via a joint access easement, with secondary access along County Road 180; thereby limiting traffic impacts to the smaller county road.

The regional commercial node for this area currently lies at the intersection of East Whitestone Boulevard and Ronald Reagan Boulevard. The extension of New Hope Drive, south of the subject tract will create another commercial node at its intersection with Ronald Reagan Boulevard. Additionally, approximately 350 feet of commercial frontage would be retained along Ronald Reagan Boulevard, directly east of the tract. The proposed dwelling units will support these commercial nodes and potentially spur commercial development in the area.

STAFF RECOMMENDATION:

Based upon the above information, staff supports the applicant's request for CD zoning. In order to ensure the retention of commercial frontage along Ronald Reagan Boulevard, staff recommends including a conditional overlay requiring that any required detention for the residential development be located on the CD zoned property.

In summary, staff recommends Condominium Residential-Conditional Overlay (CD-CO) zoning with a conditional overlay requiring that detention for the residential development be located on the CD zoned tract.

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> CAB-COM 32 LP	Item: 7E & 8E
Case Number: # Z-12-013		

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman September 5, 2012
11 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
(November 8, 2012) 2ND Reading

September 18,
2012
Zoning

Planning and Zoning Commission
Sharon LTD

Item:
7F & 8F

Case Number: # Z-12-014

OWNER: Sharon Ltd.

AGENT: Kristiana Alfsen, Pohl Partners

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 702 South Bell Boulevard

COUNTY: Williamson County

AREA: 2.0045 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Industrial

SUMMARY OF REQUEST:

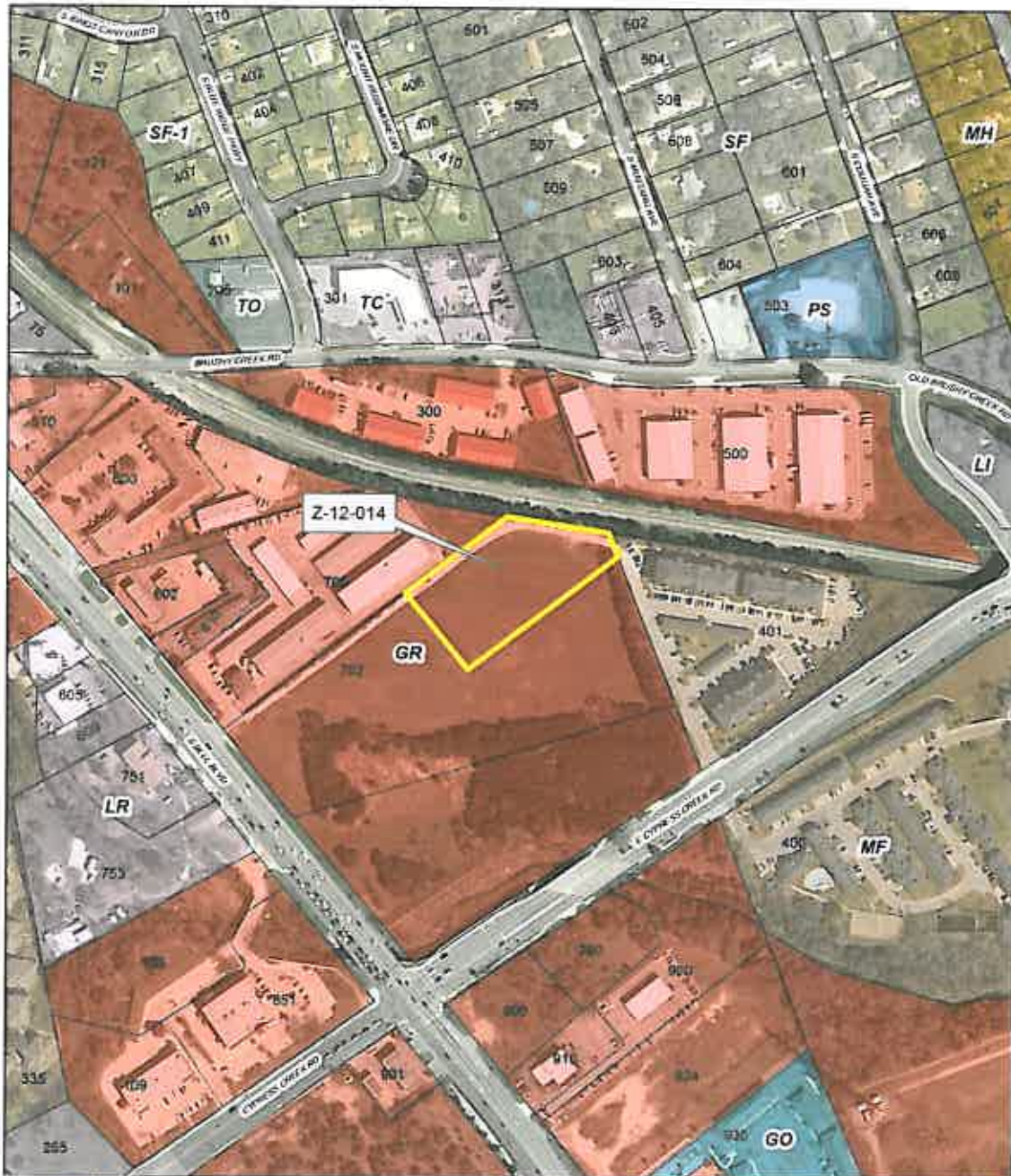
The applicant is requesting to rezone approximately 2.0045 acres located at 702 South Bell Boulevard from GR to CS, with the intent of expanding the self-storage use south of the existing facility.

EXISTING SITE and SURROUNDING LAND USES:

The site is currently undeveloped and is surrounded by an existing storage facility to the north, undeveloped GR zoned property to the west and south, and railroad right-of-way to the east.

Item:
7F & 8F

Case Number: # Z-12-014



Z-12-014



September 18,
2012
Zoning

Planning and Zoning Commission
Sharon LTD

Item:
7F & 8F

Case Number: # Z-12-014

PURPOSE OF REQUESTED ZONING DISTRICT:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES in CS:

Accessory structures	Office/warehouse
Automobile repair shop	Pawn shop
Automotive paint and body shop	Permanent makeup, tattooing, body piercing
Automotive parts and accessories sales	Pest control, exterminating services
Automotive tire stores	Pool and spa sales and service
Automotive upholstery shop	Print shop
Boarding kennels	Recreational vehicle park
Communication services	Seasonal businesses
Construction sales and services	Self storage
Crematorium	Temporary buildings
Dry cleaning and/or laundry facility, on-site	Trade shop
Equipment rental	Truck stop
Food preparation	Upholstery shops, not involving
Gasoline service stations, general	manufacture
Greenhouses, commercial	Utility services, general
Indoor shooting range	Veterinary services
Indoor sports and recreation	Wireless telecommunications facilities
Office/showroom	Wrecker, impoundment

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Neighborhood Office/Retail/Commercial uses, with compatible zoning districts being Transitional Office (TO), Transitional Commercial (TC), General Office (GO), Local Retail (LR) and Mixed Use (MU).

The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. An Industrial designation would allow zoning districts such as Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

A FLUP amendment is being processed concurrently with this rezoning request. See agenda item 9D.

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> Sharon LTD	Item: 7F & 8F
Case Number: # Z-12-014		

SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

South Bell Boulevard is classified as a major arterial in the vicinity of this site.

Water and Wastewater Utilities:

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

Subdivision:

The property is not subdivided.

Setback Requirements:

	Commercial Services (CS)
Front setback	25'
Side setback	12'
Rear setback	5'

Architectural Requirements:

Structures built within the CS district require 100% masonry construction.

CASE HISTORY:

Case Number	Request	P&Z Recommendation	CC Action
Z-85-066	4 acres from SF to GR	Recommended GR	Approved GR

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> Sharon LTD	Item: 7F & 8F
Case Number: # Z-12-014		

STAFF COMMENTARY:

The subject site was zoned GR in 1985. The applicant is requesting CS with the intent of expanding the existing self-storage site located north of the subject tract.

Staff does not support the applicant's request due to the following:

1. The applicant's request is not compliant with the FLUP;
2. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues, retail growth and employment generation;
3. The request does not meet the intent statement of the CS district, as it is "not compatible with office or consumer retail sales", which is the zoning designation surrounding this tract;
4. The intersection of South Bell Boulevard and Cypress Creek Road is a major node within the City and staff feels this site and the surrounding undeveloped GR zoned property could be developed as a large retail center;
5. The existing self-storage north of the subject tract is a nonconforming use due to its GR zoning designation and the City's Corridor Overlay requirements. Staff believes that allowing expansion of an existing non-conforming use can be viewed as contradictory from a policy standpoint.
6. There is another existing storage facility within 1/3 mile of this tract.



STAFF RECOMMENDATION:

Staff does not support the applicant's request for CS and recommends retention of the GR designation.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman September 5, 2012
6 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
(November 8, 2012) 2ND Reading

September 18,
2012

Zoning

Planning and Zoning Commission

3100 Woodall – Shady Oaks Project

**Item:
7G &
8G**

Case Number: # Z-12-015

OWNER: James and Martha Isbell

AGENT: Vincent McElhaney

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: 3100 Woodall

COUNTY: Travis

AREA: 7.17 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: Commercial Services (CS)

FUTURE LAND USE PLAN EXISTING: Industrial

FUTURE LAND USE PLAN PROPOSED: Industrial

The applicant is requesting to assign original zoning of Commercial Services (CS) to approximately 7.17 acres located at 3100 Woodall.

Site:



September 18,
2012

Zoning

Planning and Zoning Commission

3100 Woodall – Shady Oaks Project

**Item:
7G &
8G**

Case Number: # Z-12-015

PURPOSE OF REQUESTED ZONING DISTRICTS:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

Permitted uses

Automobile repair shop
Automotive tire stores
Automotive parts and accessories sales
Automotive paint and body shop
Automotive upholstery shop
Boarding kennels
Construction sales and services
Crematorium
Dry cleaning and/or laundry facility, on-site
Equipment rental
Gasoline service stations, general
Greenhouses, commercial
Indoor shooting range
Indoor sports and recreation
Office/showroom
Office/warehouse
Pawn shop
Permanent makeup, tattooing, body piercing

Pest control, exterminating services
Pool and Spa Sales and Service
Print shop
Communication Services
Recreational Vehicle (RV) Park
Seasonal businesses
Self-storage
Temporary buildings
Trade shop
Truck Stop
Upholstery shops, not involving
manufacture
Utility services, general
Veterinary Services
Wrecker, impoundment
Accessory structures
Food Preparation
Wireless telecommunications facilities

FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Industrial uses which includes the Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI) zoning districts.

The request for CS is in compliance with these goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses.
- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

September 18,
2012

Zoning

Planning and Zoning Commission

3100 Woodall – Shady Oaks Project

**Item:
7G &
8G**

Case Number: # Z-12-015

4.2.4 A Commercial Redevelopment:

- Prepare for future commercial redevelopment and encourage redevelopment where possible

SITE INFORMATION:

Corridor Overlay:

The rear portion of this property is located within the Corridor Overlay.

Transportation:

Woodall Drive is the former alignment of W. Whitestone which was realigned in 2009.

Subdivision:

A subdivision or legal lot determination will need to be completed prior to development.

Setback Requirements:

	CS
Front Setback	25'
Side Setback	12'
Rear Setback	5'

Architectural Requirements:

Each exterior wall area of a site will be subject to the recently adopted masonry standards of 100% masonry.

STAFF COMMENTARY:

The request supports the purpose statement of the CS district as well as the economic development goals of the Comprehensive Plan. In addition, the site meets the Future Land Use Plan.

STAFF RECOMMENDATION:

Staff recommends rezoning to Commercial Services (CS).

PUBLIC NOTICE: September 5, 2012 Cedar Park Citizen

PUBLIC INPUT: Staff has received no public input at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: October 25, 2012 ~ Public Hearing/1ST Reading
November 8, 2012 ~ 2ND Reading

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> Dodds Trust	Item: 7H & 8H
Case Number: # Z-12-016		

OWNER: James Richard Dodds Trust

AGENT: Susan London

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 3400 West Whitestone Boulevard

COUNTY: Travis

AREA: 1.789 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: General Retail (GR)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Employment Center

PROPOSED FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

SUMMARY OF REQUEST:

The applicant is requesting to assign original zoning of General Retail (GR) to approximately 1.789 acres located at 3400 West Whitestone Boulevard.

EXISTING SITE and SURROUNDING USES:

The site is currently undeveloped and surrounded by West Whitestone Boulevard to the north, Light Industrial zoned property to the east, and undeveloped Rural Agriculture zoned property to the south and west.

Case Number: # Z-12-016



September 18,
2012
Zoning

Planning and Zoning Commission
Dodds Trust

Item:
7H & 8H

Case Number: # Z-12-016

PURPOSE OF REQUESTED ZONING DISTRICT:

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES IN GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores
Bakery retail
Banks
Bar/Cocktail Lounge
Bed and Breakfast
Car washes
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store
Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental

Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store
Gasoline service stations general
Gasoline service stations limited
Golf amusement
Hardware stores
Home improvement center
Hotel extended stay
Hotel
Indoor sports and recreation
Instant print copy services
Landscape nursery and supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals sales
Non-Emergency Medical Transport Service
Nonprofit seasonal fundraisers
Office/showrooms
Office/warehouse
Personal Improvement Services

Personal services
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound and video recordings
Research and development activities
Restaurant limited
Restaurant general
Retail gift store
Retail stores
Software development
Software sales computer hardware sales
Special events
Studios/art studio dance music drama gymnastics photography interior design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless telecommunications facilities

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> Dodds Trust	Item: 7H & 8H
Case Number: # Z-12-016		

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area as suitable for Employment Center uses, with compatible zoning districts such as Business District (BD), Light Industrial (LI), General Office (GO), Hospital (H) and Mixed Use (MU).

The applicant's request does not comply with the FLUP. The GR request is compatible with a Regional Office/Retail/Commercial designation, which would allow zoning districts such as GR, GO and MU.

A FLUP amendment is being processed concurrently with this zoning application. See agenda item 9F.

COMPREHENSIVE PLAN:

Although not consistent with the FLUP, the applicant's request does support the following economic development goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

West Whitestone Boulevard is classified as a 4 lane divided major arterial adjacent to the tract. In 2008, the traffic count west of Lakeline Boulevard was 24,048 vehicles trips per day.

Water and Wastewater Utilities:

Extension of water and wastewater lines will be required in order to develop this tract.

September 18, 2012 Zoning	<i>Planning and Zoning Commission</i> Dodds Trust	Item: 7H & 8H
Case Number: # Z-12-016		

Subdivision:

The property is not subdivided.

Setback Requirements:

	General Retail (GR)
Front Setback	25'
Side Setback	12'
Rear Setback	5'

Architectural Requirements:

All building exteriors within the GR district are required to be constructed of 100% masonry material, excluding doors and windows.

STAFF COMMENTARY:

This site was annexed into the City in 1999. The area surrounding this site is largely undeveloped, with the exception of an abandoned warehouse to the east. Considering that West Whitestone Boulevard is a major arterial and entry way into the City, accommodating not only Cedar Park, but the entire region, the applicant's request for GR zoning is appropriate. The GR request is compatible with surrounding land uses/designations and meets the purpose statement of the GR district. The GR request also supports the economic goals of the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request for GR zoning.

PUBLIC INPUT: To date, one phone call inquiry has been received regarding this request.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman September 5, 2012
5 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
(November 8, 2012) 2ND Reading

September 18,
2012

Future Land
Use Plan
Amendment

Planning and Zoning Commission
Future Land Use Plan Amendments
West side of Ronald Reagan just north of East
Whitestone Boulevard

Item:
9A

STAFF: Emily Barron 401-5054 emily.barron@cedarparktx.us

Property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard.

In conjunction with the CP57 zoning request (Z-12-008), the applicant has requested the following amendments to the Future Land Use Plan:

- Amend the Future Land Use map for 41.17 acres located on Ronald Reagan Boulevard from Regional Retail/Office/Commercial to Medium Density Residential

The Medium Density designation finds suitable the following zoning districts: Townhome (TH), Condominium (CD) and Duplex (DP). Staff recommends approval of this request because a housing mix near a major intersection (Ronald Reagan Boulevard and East Whitestone Boulevard), provides a mix of land uses around the node as well as housing support for the retail and office uses in the area.

The applicant's requested medium density residential for Tracts 1 and 4, as depicted on the zoning request, Z-12-008. Changes to the land percentages are reflected below:

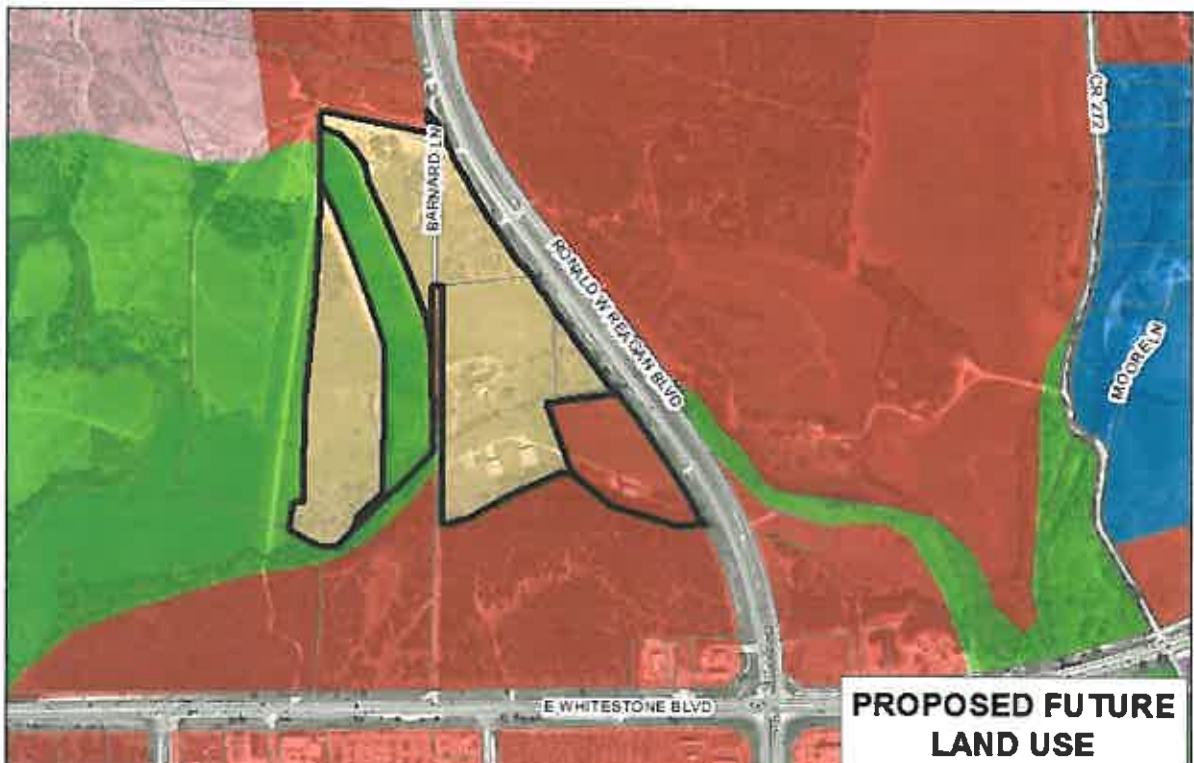
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.49	7.33%	1419.49	7.33%	0
High Density Residential	391.52	2.02%	391.52	2.02%	0
Industrial	329.77	1.70%	329.77	1.70%	0
Institutional/Public/Utility	982.73	5.07%	982.73	5.07%	0
Low Density Residential	9423.08	48.65%	9423.08	48.65%	0
Medium Density Residential	200.47	1.03%	240.07	1.25%	0.22%
Neighborhood Office/Retail/Commercial	2187.52	11.29%	2187.52	11.29%	0
Parks and Open Space	2318.71	11.97%	2306.33	11.90%	-0.07%
Regional Office/Retail/Commercial	2117.27	10.94%	2090.09	10.79%	-0.15%

September 18,
2012

Future Land
Use Plan
Amendment

Planning and Zoning Commission
Future Land Use Plan Amendments
West side of Ronald Reagan just north of East
Whitestone Boulevard

Item:
9A



September 18,
2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission

620 Self Storage

Item:
9B

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the 620 Self Storage rezoning request (Z-12-009), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 4.09 acres located north of 12342 RM 620 North from Regional Office/Retail/Commercial to Industrial

The Industrial designation is compatible with the following zoning districts: Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI).

Staff does not recommend approval of this request, as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

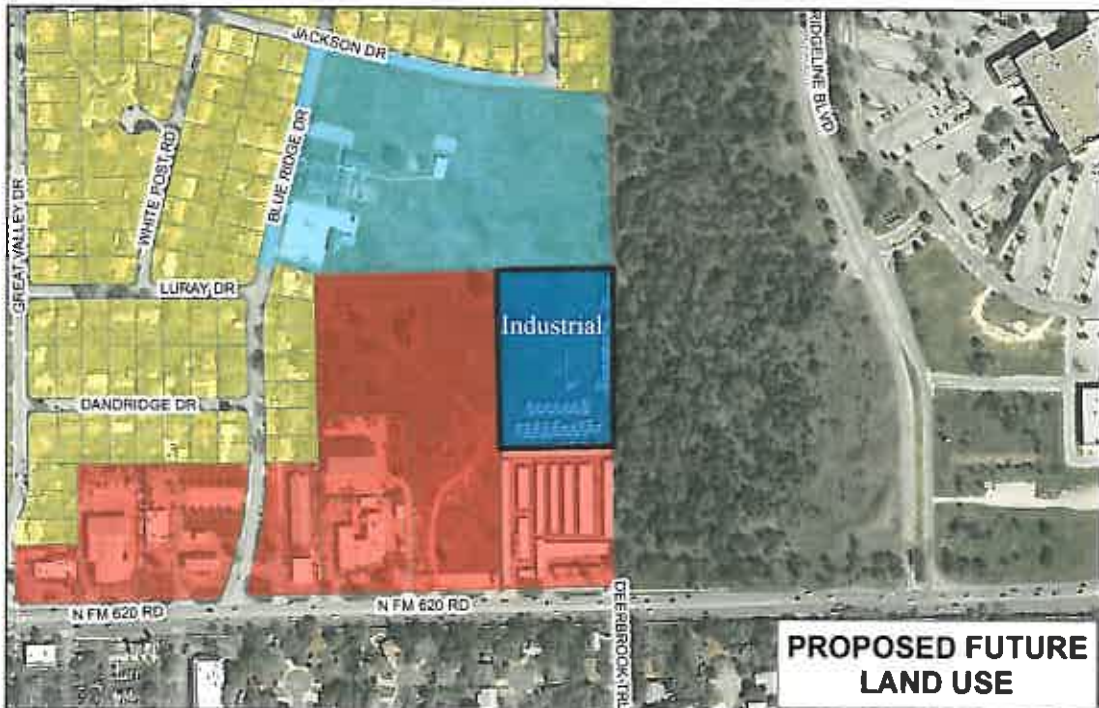
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.50 ac	7.33%	1419.50 ac	7.33%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	333.87 ac	1.72%	+0.02%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	200.48 ac	1.03%	0%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2187.52 ac	11.29%	0%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.93%	2113.18 ac	10.91%	-0.02%

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Future Land
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Planning and Zoning Commission

620 Self Storage

Item:
9B



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Planning and Zoning Commission
Future Land Use Plan Amendments
Autumn Ridge – Area north of New Hope Drive

Item:
9C

STAFF: Emily Barron 401-5054 emily.barron@cedarparktx.us

Property Located on New Hope Drive just east of CR 180.

In conjunction with the Autumn Ridge zoning request (Z-12-012), the applicant has requested the following amendments to the Future Land Use Plan:

- Amend the Future Land Use map for 34 acres located north of New Hope Drive at Cottonwood Creek Boulevard from Neighborhood Retail/Office/Commercial to Medium Density Residential.

The Medium Density Residential finds suitable the following zoning districts: Townhome (TH), Condominium (CD), and Duplex (DP).

The applicant's request is partially in compliance with the Future Land Use Plan. The requested CD area is the exception and requires a medium density residential category.

Changes to the land percentages are reflected below:

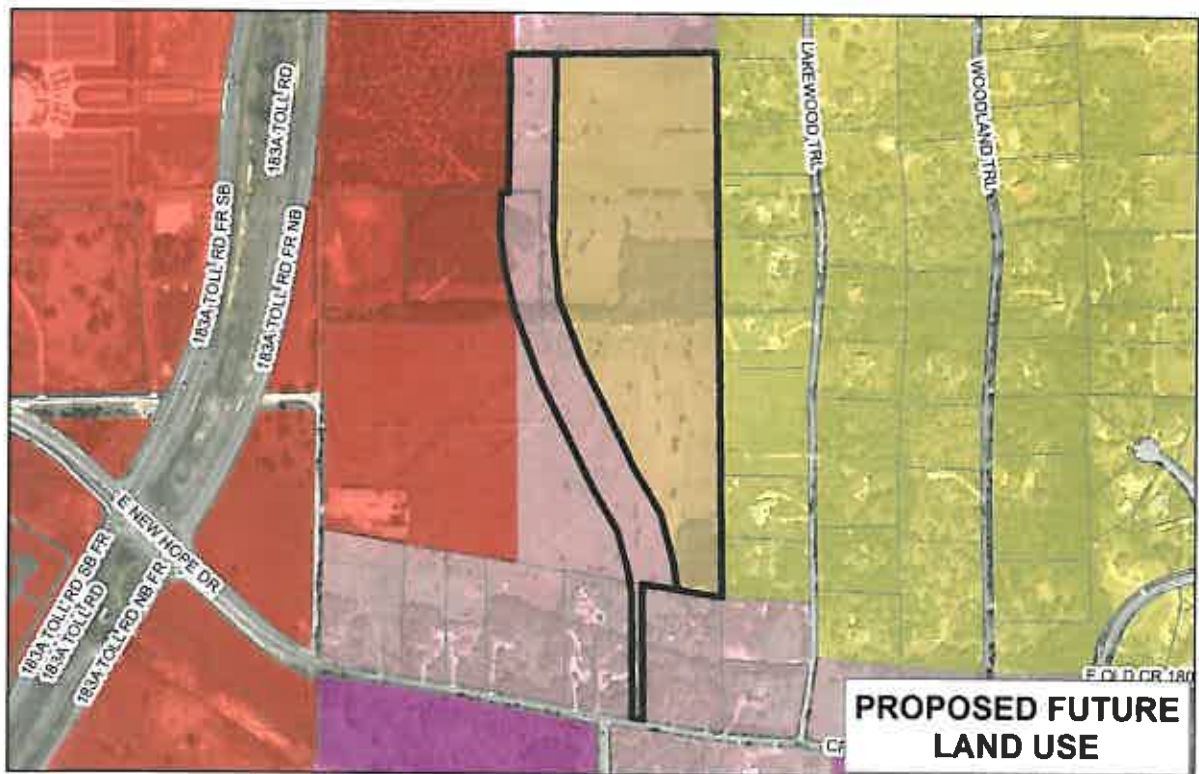
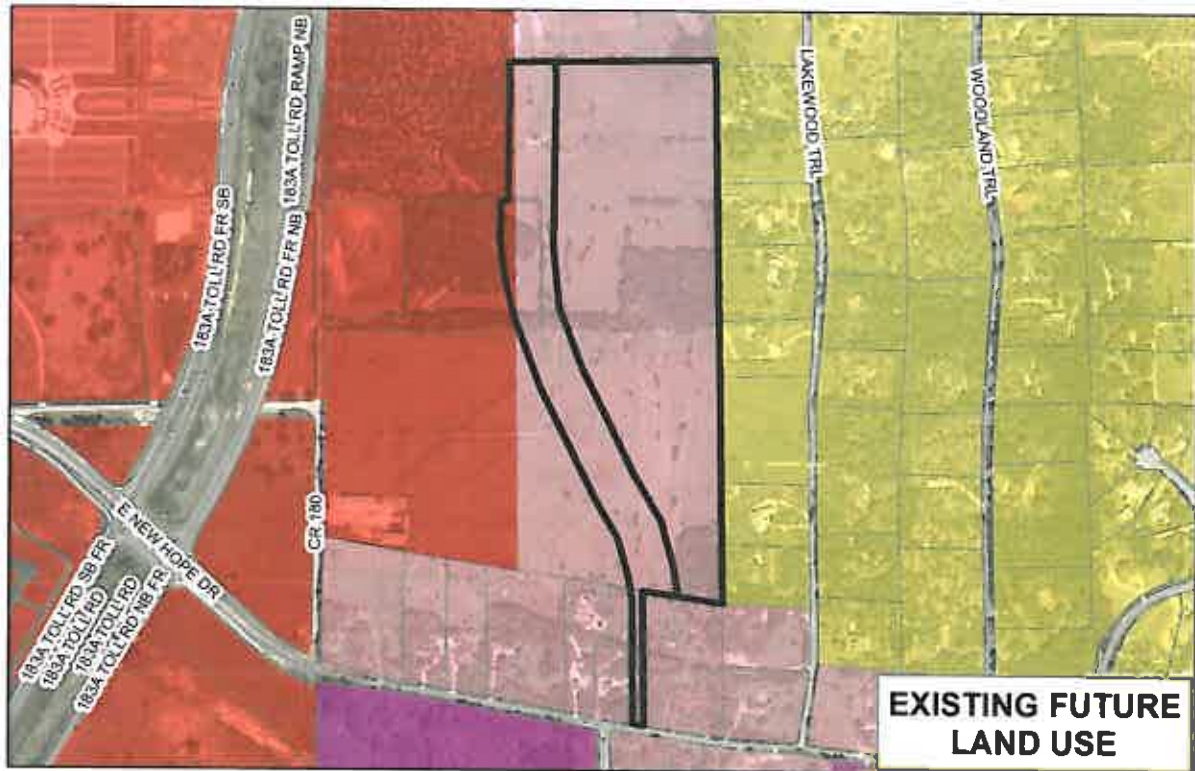
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.49	7.33%	1419.49	7.33%	0
High Density Residential	391.52	2.02%	391.52	2.02%	0
Industrial	329.77	1.70%	329.77	1.70%	0
Institutional/Public/Utility	982.73	5.07%	982.73	5.07%	0
Low Density Residential	9423.08	48.65%	9423.08	48.65%	0
Medium Density Residential	200.47	1.03%	234.97	1.21%	0.18%
Neighborhood Office/Retail/Commercial	2187.52	11.29%	2156.09	11.11%	- 0.18%
Parks and Open Space	2318.71	11.97%	2318.71	11.97%	0
Regional Office/Retail/Commercial	2117.27	10.94%	2117.27	10.94%	0

Staff recommends approval of this request because the medium density residential provides a transition from the proposed General Retail (GR) associated with case (Z-12-012), Scottsdale future roadway and the proposed General Office (GO) associated with case Z-12-011, and the residents of Lakewood Country Estates.

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Planning and Zoning Commission
Future Land Use Plan Amendments
Autumn Ridge – Area north of New Hope Drive

Item:
9C



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Future Land
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Amendment

Planning and Zoning Commission
**Future Land Use Plan Amendment
CAB-COM 32 LP**

**Item:
9D**

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the rezoning request by CAB-COM 32 LP (Z-12-013), staff is recommending the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 14 acres located near the southwest corner of Ronald Reagan Boulevard and County Road 180 from Regional Office/Retail/Commercial to Medium Density Residential
- Amend the Future Land Use Map for approximately 8.3 acres located near the southwest corner of Ronald Reagan Boulevard and County Road 180 from Neighborhood Office/Retail/Commercial to Medium Density Residential

A medium density residential designation will provide a mix of housing opportunities in the area while preserving the commercial frontage along Ronald Reagan Boulevard. Additional residential development in the area will allow a mix of uses that has the potential to spur retail development at the neighboring commercial nodes.

Applicable Goals from the Comprehensive Plan:

4.1.3 Housing Goals:

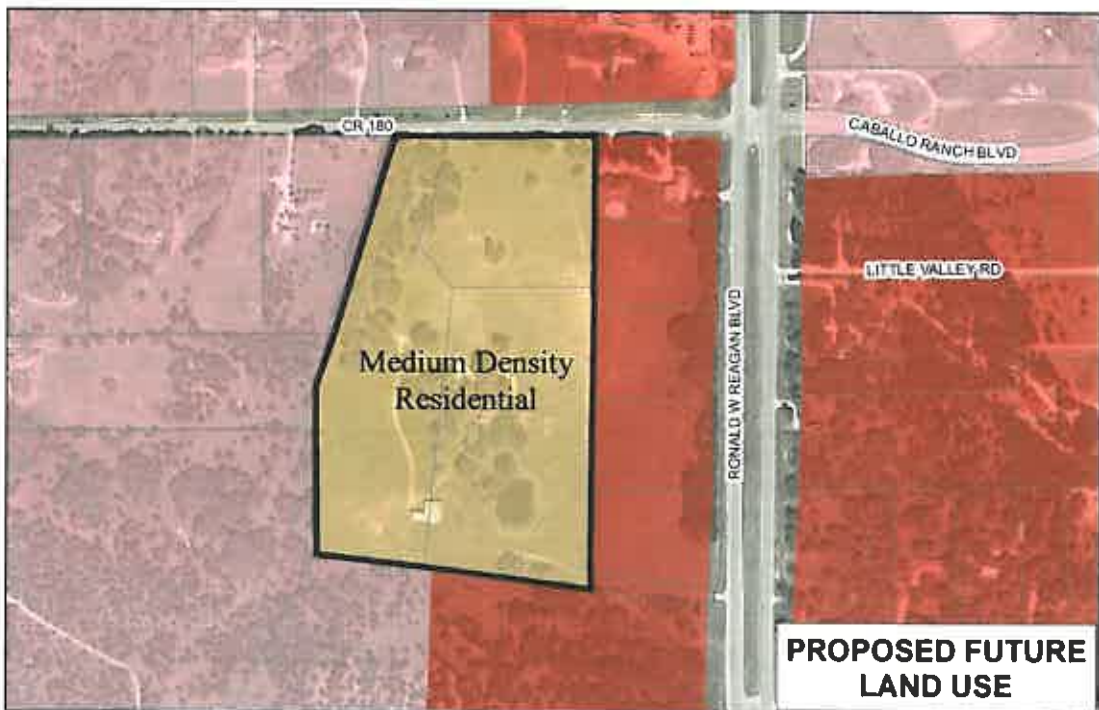
- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years.
- Provide new housing opportunities for current and future residents of Cedar Park.

Based upon the information provided, it is recommended that the Future Land Use Plan for the area described above and depicted on the attached Exhibit A be amended as stated.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.50 ac	7.33%	1419.50 ac	7.33%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	329.78 ac	1.70%	0%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	222.75 ac	1.15%	+0.12%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2179.18 ac	11.25%	-0.04%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.93%	2103.26 ac	10.85%	-0.08%

EXHIBIT A



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2012
Future Land
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Amendment

Planning and Zoning Commission

Sharon Ltd.

**Item:
9E**

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the Sharon Ltd. rezoning request (Z-12-014), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 2.0045 acres located at 702 South Bell Boulevard from Neighborhood Office/Retail/Commercial to Industrial

The Industrial designation is compatible with the following zoning districts: Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI).

Staff does not recommend approval of this request, as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region. Whereas there is another industrial designation located to the north of the site, the northern site is self-contained on all sides by railroad tracks and local streets. The tract in this proposal is part of a larger tract whose orientation is set more towards Cypress Creek and Bell Blvd.

Additionally, the request does not support the economic development goals of the Comprehensive plan, as the proposed use would not provide increased sales tax revenue, spur retail growth or employment generation.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

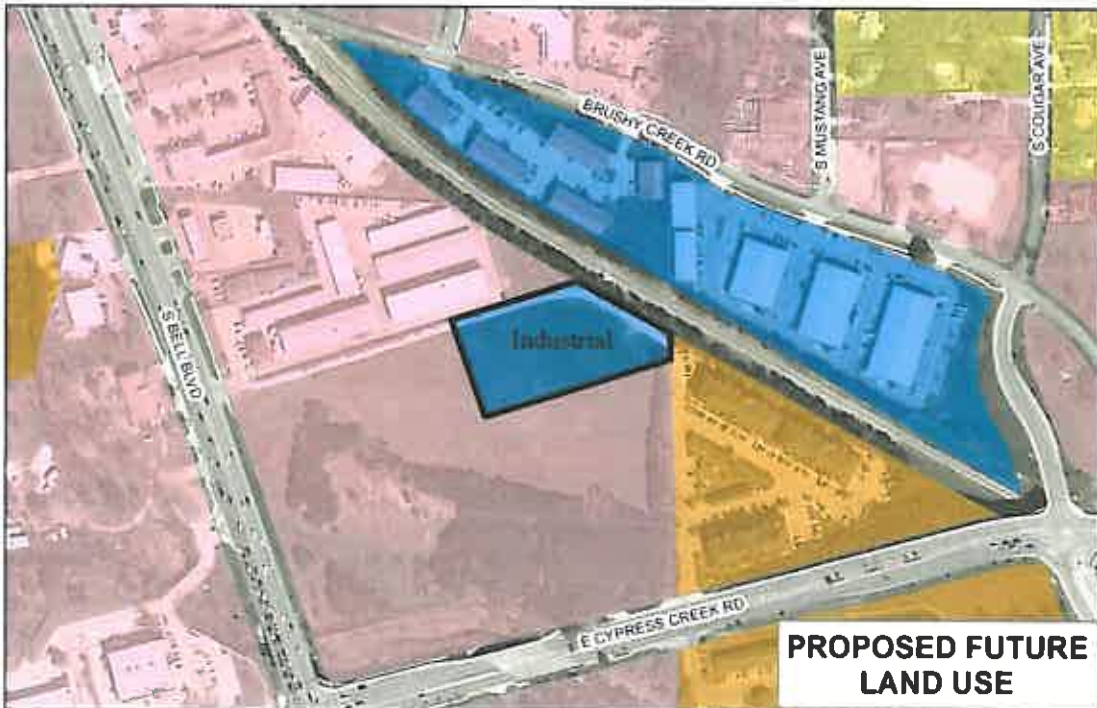
Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.50 ac	7.33%	1419.50 ac	7.33%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	331.78 ac	1.71%	+0.01%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	200.48 ac	1.03%	0%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2185.52 ac	11.28%	-0.01%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.93%	2117.27 ac	10.93%	0%

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Planning and Zoning Commission

Sharon Ltd.

**Item:
9E**



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Planning and Zoning Commission
**Future Land Use Plan Amendment
Dodds Trust**

**Item:
9F**

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the rezoning request by Dodds Trust (Z-12-016), staff is recommending the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 33.1 acres located at the southeast corner of West Whitestone Boulevard and Trails End Road from Employment Center to Regional Office/Retail/Commercial
- Amend the Future Land Use Map for approximately 5.25 acres located at the northwest corner of West Whitestone Boulevard and Power Lane from Neighborhood Office/Retail/Commercial to Employment Center

A regional designation along West Whitestone Boulevard will encourage retail and office development along a major corridor and entryway into the City. Additionally, this designation would complement the Employment Center designation in the area.

The proposal to expand the Employment Center designation north of West Whitestone will provide some continuity between land use designations in the area. The subject tract is currently zoned as a Planned Development, with permitted land uses being predominantly industrial and office uses.

Applicable Goals from the Comprehensive Plan:

4.1.1 Quality of Life

- Create a complete community where residents not only sleep, but also work, shop, eat, exercise, play and pray

4.1.6 Economic Development

- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment
- Attract commercial development to Cedar Park in order to reduce tax burden on residential property

Based upon the information provided, it is recommended that the Future Land Use Plan for the area described above and depicted on the attached Exhibit A be amended as stated.

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Planning and Zoning Commission
**Future Land Use Plan Amendment
Dodds Trust**

**Item:
9F**

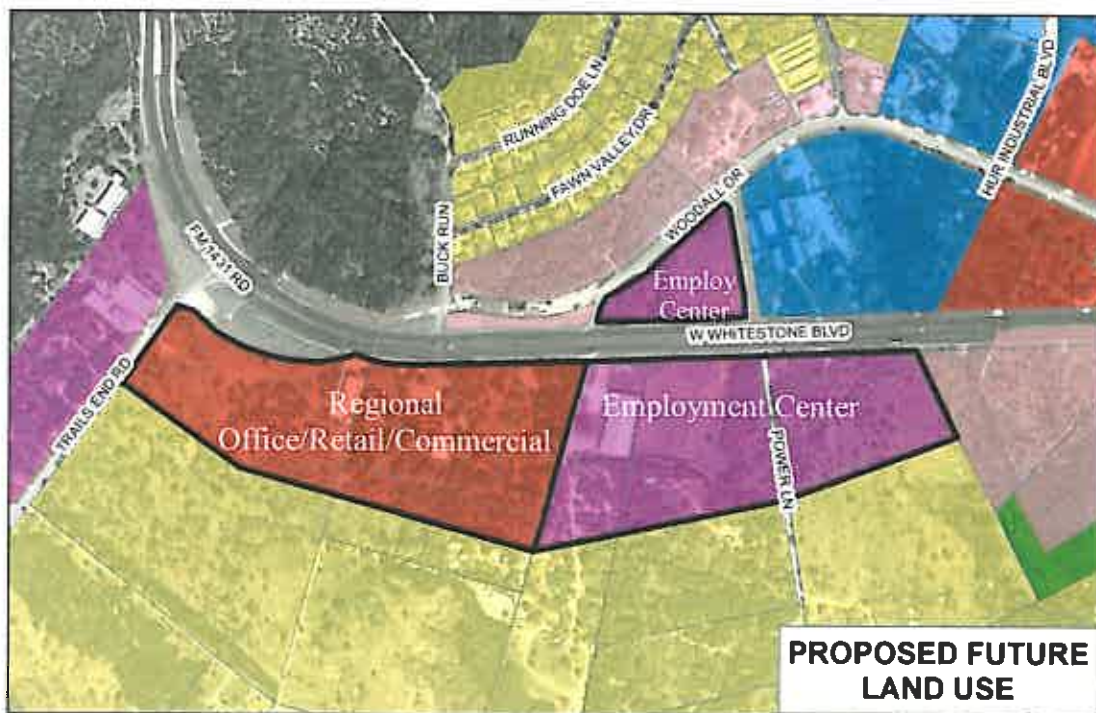
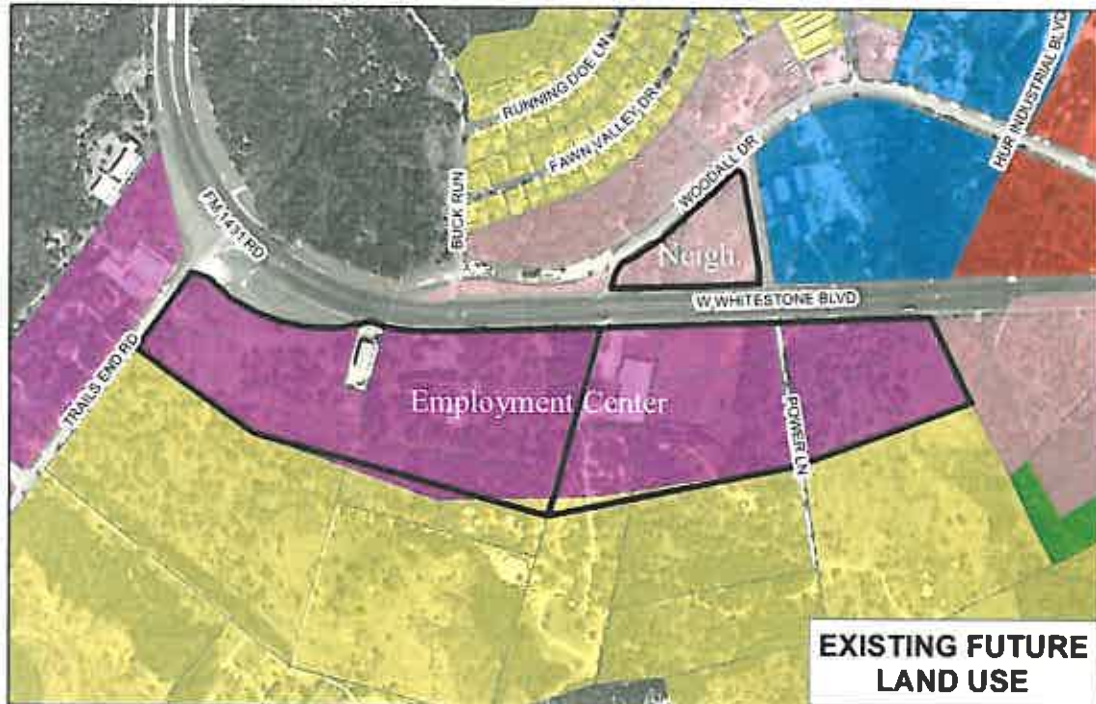
Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.50 ac	7.33%	1392.81 ac	7.19%	-.14%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	329.78 ac	1.70%	0%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	200.48 ac	1.03%	0%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2182.27 ac	11.26%	-0.03%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.93%	2150.37 ac	11.10%	+1.17%

Planning and Zoning Commission
**Future Land Use Plan Amendment
Dodds Trust**

**Item:
9F**

EXHIBIT A



September 18,
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Planning and Zoning Commission

Item:#
10A

Subdivision

**Breakaway Park Section 2A,
Resubdivision of Lot 5**

Case Number: SFP-12-006

OWNER/AGENT: Bruce Fowler

STAFF: Amy Link, 401-5056, amy.link@cedarparktxas.gov

LOCATION: 2818 Kenai Drive

COUNTY: Williamson

AREA: 3.862 acres

ZONING: SF-2 and ETJ

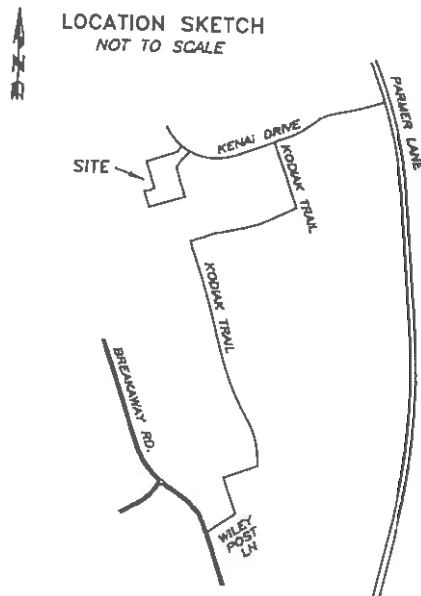
SUBDIVISION DESCRIPTION: 2 residential lots

STAFF COMMENTS:

This subdivision meets all state and local requirements. Please note that on May 20, 2012, the Planning and Zoning Commission granted a flag lot variance for this subdivision conditional upon extension of water and wastewater facilities to Lot 5B. The owner has acquired a private water and wastewater easement along the western lot line of Lot 6, Breakaway Park Section 4 that will accommodate both lots in the proposed subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the plat.



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